



Copenhagen Way, Bidford-On-Avon, B50 4FY

£449,950



VIDEO TOUR AVAILABLE* *1453 Sq Ft Approx IMMACULATELY PRESENTED throughout, this attractive MODERN DETACHED property offers stylish living accommodation set over two floors and enjoys a prime position situated in a very sought-after corner location at the end of a quiet cul-de-sac within Bidford-on-Avon village.

This delightful property provides ready-to-move-into accommodation and benefits from TWO RECEPTION rooms which are currently being used as a lounge and study, as well as a large full width fitted kitchen dining area which opens out to the enclosed and fully landscaped private rear garden. There is a utility room also having a door to the side and a downstairs cloakroom. To the first floor there is a first floor landing, large master bedroom with an en-suite, a further three good size bedrooms and a family bathroom. The property benefits from a garage and off-road parking to the side aspect, and an enclosed rear garden laid mainly to lawn.

The property has the added benefit of having SOLAR PANELS FOR ENERGY EFFICIENCY. An early viewing is recommended to avoid missing out.



Location
Bidford Primary School - : Bidford-on-Avon Primary School is a community primary school that provides education to children in the local area, typically aged between 4 and 11 years. Current Ofsted rating is - Good.
Bidford-on-Avon is situated on the western bank of the River Avon, about 7 miles downstream from Stratford-upon-Avon and approximately just over 4 miles to Alcester town centre.

History: The village has a long history, dating back to Roman times. It was a significant river crossing point on the Avon, which contributed to its growth and development over the years.

Landmarks and Attractions:

Bidford Bridge: A historic bridge spanning the River Avon, known for its unique arch design. It has been a key feature of the village for centuries.
St. Laurence Church: A medieval parish church that has stood for centuries, featuring architectural elements from different time periods.
Big Meadow: A large riverside park that hosts various events and activities. It's a popular spot for picnics, walks, and outdoor recreation.

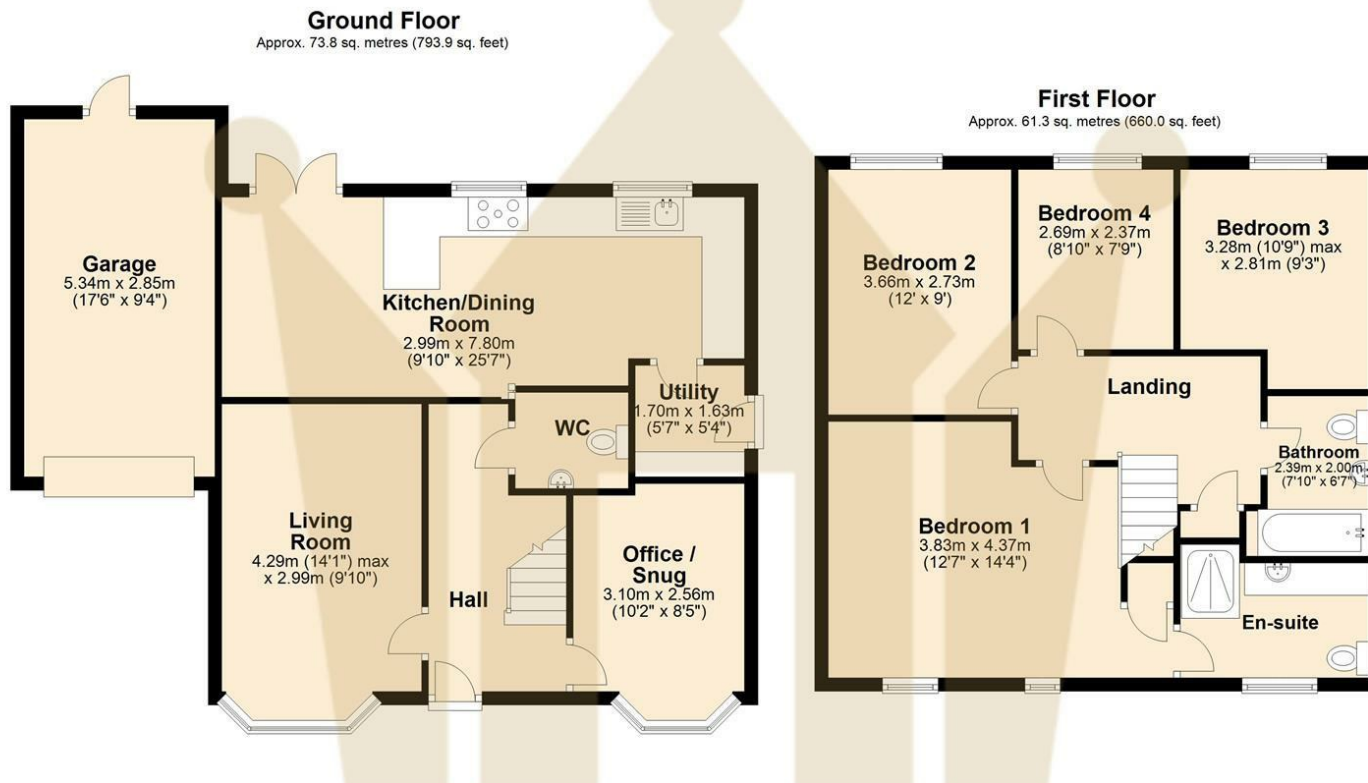
Bidford has a range of amenities such as shops, pubs, restaurants, and local services, making it a self-sufficient community.
The village is known for its active community spirit and hosts various events and festivals throughout the year.

Kitchen/Dining Room	9'9" x 25'7" (2.99m x 7.80m)
Utility	5'6" x 5'4" (1.70m x 1.63m)
WC	
Living Room	14'0" x 9'9" (4.29m x 2.99m)
Hall	
Office/Snug	10'2" x 8'4" (3.10m x 2.56m)
Bedroom One	12'6" x 14'4" (3.83m x 4.37m)
En Suite	
Bedroom Two	12'0" x 8'11" (3.66m x 2.73m)

Bedroom Three	10'9" x 9'2" (3.28m x 2.81m)
Bedroom Four	8'9" x 7'9" (2.69m x 2.37m)
Bathroom	8'5" x 6'6" (2.59m x 2.00m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	